



NOTES:

1. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:

- A. SIDE YARDS:
3' MINIMUM ON ONE SIDE WITH A SUM TOTAL OF 8 FEET
C. 20' REAR YARD ON ALL LOTS

2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 3 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AS SHOWN AND ALONG ALL REAR LOT LINES AS SHOWN. (UNLESS OTHERWISE NOTED)

3. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF HORN LAKE. WATER SERVICE WILL BE PROVIDED BY THE HORN LAKE WATER ASSOCIATION.

4. THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 2803300040 E, DATED JUNE 19, 1997.

5. IRON PINS ARE SET ON ALL REAR CORNERS. CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft

OWNER'S CERTIFICATE

I, John E. Sartain, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 21 DAY OF Oct, 1997.

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 21 DAY OF Oct, 1997, John E. Sartain WHOSE NAME IS WITHIN MY JURISDICTION, THE WITHIN NAMED John E. Sartain ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES AUG. 19, 2000
NOTARY PUBLIC

MY COMMISSION EXPIRES:

HORN LAKE PLANNING COMMISSION

APPROVED BY THE HORN LAKE PLANNING COMMISSION ON THIS THE 4th DAY OF September, 1997.

ATTEST:

Dennis H. Hinkley
SECRETARY

CHAIRMAN

HORN LAKE MAYOR & BOARD OF ALDERMEN

APPROVED BY THE HORN LAKE MAYOR AND BOARD OF ALDERMAN ON THIS THE _____ DAY OF _____, 19____.

Viggo Stewart
CITY CLERK

MAYOR

STATE OF MISSISSIPPI

COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 19____, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.

MORTGAGEE'S CERTIFICATE

THE MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 19____.

TITLE

SIGNATURE OF MORTGAGEE

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 19____, _____, WHOSE NAME IS WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGED THAT HE/SHE IS _____ AND THAT FOR AND ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

FINAL PLAT OF

RIVER OAKS SUBDIVISION
SECTION "B"

SECTIONS 2 & 3, TOWNSHIP 2-S, RANGE 8-W
HORN LAKE, DESOTO COUNTY, MS

SCALE: 1" = 50'
OCTOBER, 1997

ZONING: R10-0
TOTAL AREA: 3.89± AC
TOTAL LOTS: 4

DEVELOPER
JOHN E. SARTAIN
2005 GOODMAN RD. WEST
HORN LAKE, MS 38654

SES SMITH
ENGINEERING & SURVEYING
INCORPORATED
928 GOODMAN ROAD, SUITE 6
SOUTHAVEN, MISSISSIPPI 38671
(601) 349-3348
FAX (601) 349-0711

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